

**CITY OF HAMPTON BOARD OF ZONING APPEALS  
WORK SESSION SUMMARY**

**January 11, 2021**

**AT A SPECIAL MEETING AND PUBLIC HEARING OF THE BOARD OF ZONING APPEALS OF THE CITY OF HAMPTON, VIRGINIA, HELD ELECTRONICALLY, AT 5:00 P.M. ON MONDAY, JANUARY 11, 2021.**

'Due to the COVID-19 pandemic, pursuant Section 4-0.01 (g) of Virginia House Bill 29 (2020), the Board of Zoning Appeals met electronically to undertake statutorily required business. All members of the Board of Zoning Appeals and support staff participated from remote locations utilizing video conferencing provided on the Zoom platform. Citizens were able to access the meeting live using the Zoom meeting link advertised in the Board of Zoning Appeals Daily Press notice.'

**ITEM I. ROLL CALL**

Chairman Pope called the meeting to order at 5:00 p.m.

A call of the roll noted those present: Chairman John Pope, Board Members Dr. Arne Hasselquist, Dr. Tamika Lett, Michael Harris, and Alternate Board Member Tim Smith.

Unable to attend was Vice-Chair Linda Ellis.

Also present were Zoning Administrator Hannah Sabo, City Planner, Olivia Askew, City Planner Joseph Dennie, City Planner Garek Hannigan, Deputy City Attorney Bonnie Brown, and Administrative Assistant/Recording Secretary Margaret Leach.

**ITEM II. MINUTES – October 5, 2020**

A motion was made by Board Member Michael Harris and seconded by Board member Arne Hasselquist, to approve the October 5, 2020 Board of Zoning Appeals work session and public hearing meeting minutes.

A roll call vote on the motion resulted as follows:

AYES:	Harris, Lett, Smith, Pope
NAYS:	None
ABSTAIN:	Hasselquist
ABSENT:	Ellis

**ITEM II. MINUTES – December 7, 2020**

A motion was made by Board Member Arne Hasselquist and seconded by Board member Michael Harris, to approve the December 7, 2020 Board of Zoning Appeals work session and public hearing meeting minutes.

A roll call vote on the motion resulted as follows:

AYES:	Hasselquist, Harris, Lett, Smith, Pope
NAYS:	None



1 ABSTAIN: None  
2 ABSENT: Ellis  
3

4 **ITEM III. PUBLIC HEARING ITEMS:**  
5

- 6 **A. VA20-00020: Greg Scoles, GD&S Construction, 154 Cherokee Rd, LRSN 1006378,** to  
7 request a variance to reduce the minimum required side yard from 5 feet to 3.5 feet  
8 and reduce the total required depth of the two side yard from 12.5 feet to 11.2 feet  
9 in order to construct a 4 foot by 24 foot addition to single family dwelling.  
10

11 After being sworn in by the Court Reporter, City Planner Olivia Askew presented the case on  
12 behalf of the City.  
13

14 There were no speakers for this case.  
15

16 A motion was made by Board member Hasselquist to deny this variance request. The motion  
17 was seconded by Board member Harris.  
18

19 A roll call vote on the motion resulted as follows:  
20

21 AYES: Hasselquist, Harris, Lett, Smith, Pope  
22 NAYS: None  
23 ABSTAIN: None  
24 ABSENT: Ellis

25 Zoning Administrator Hannah Sabo advised the applicant that they have 30 days to appeal  
26 this ruling with the Circuit Court.  
27

- 28 **B. VA20-00015: Florence Webb, 406 Greenbriar Ave., LRSN 1004980,** to request a  
29 variance to reduce the required front yard from 30 feet to 5 feet in order to  
30 construct an 8 foot by 8 foot shed in the front yard.  
31

32 After being sworn in by the court reporter, City Planner Garek Hannigan presented the case on  
33 behalf of the City.  
34

35 There were no speakers for this case.  
36

37 After discussion, a motion was made by Board member Hasselquist to deny the variance  
38 request. The motion was seconded by Board member Dr. Lett.  
39

40 A roll call vote on the motion resulted as follows:  
41

42 AYES: Hasselquist, Harris, Lett, Smith, Pope  
43 NAYS: None  
44 ABSTAIN: None  
45 ABSENT: Ellis

46 Zoning Administrator Hannah Sabo advised the applicant of his right to appeal the decision of  
47 the Board of Zoning Appeals to the Circuit Court within 30 days.  
48

- C. VA20-00018: David Pugh, 4508 Victoria Blvd., LRSN 2003784,** to request a variance to  
increase the maximum rear yard coverage allowed from 20 percent to 28 percent  
in order to construct an accessory structure in the rear yard.





1 After being sworn in by the court reporter, City Planner Garek Hannigan presented the case on  
2 behalf of the City.

3  
4 After being sworn in by the court reporter, applicant David Pugh spoke about his reason for  
5 having to have the accessory structure.

6 After being sworn in by the Court reporter, Christopher Foster a neighbor spoke in opposition of  
7 having the accessory structure  
8

9  
10 Zoning Administrator Hannah Sabo presented the board with two letters that were written by  
11 neighbors also in opposition to the accessory structure. The items that were shown at the  
12 meeting but not part of the package can be found here: L:\BZA\Presentations\2021\1.11.21  
13

14  
15 After discussion, a motion was made by Board Member Hasselquist to deny the variance  
16 request. The motion was seconded by Alternate Board member Smith.  
17

18 A roll call vote on the motion resulted as follows:  
19

20 AYES: Hasselquist, Lett, Smith, Pope  
21 NAYS: Harris  
22 ABSTAIN: None  
23 ABSENT: Ellis  
24

25 Zoning Administrator Hannah Sabo informed the applicant of his right to appeal the decision of  
26 the Board of Zoning Appeals to the Circuit Court within 30 days.  
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28  
29 **D. VA20-00019: David Pugh, 4508 Victoria Blvd., LRSN 2003784**, to request a variance to  
30 reduce the side setback for accessory structure on a corner lot from 15 feet to 11.5  
31 feet in order to construct a 16 foot by 65 foot garage in rear yard.  
32

33 After being sworn in by the court reporter, City Planner Garek Hannigan presented the case on  
34 behalf of the City.

35 After being sworn in by the court reporter, David Pugh spoke about his reason for having to  
36 have the accessory structure.  
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38 After being sworn in by the Court reporter, Christopher Foster a neighbor spoke in opposition of  
39 having the accessory structure.  
40

41 Zoning Administrator Hannah Sabo presented the board with two letters that were written by  
42 neighbors also in opposition to the accessory structure.  
43

44 After discussion, a motion was made by Board member Hasselquist to deny the variance  
45 request. The motion was seconded by Board Member Dr. Lett.

46 A roll call vote on the motion resulted as follows:  
47

48 AYES: Hasselquist, Lett, Smith, Pope, Savage  
NAYS: Harris



1 ABSTAIN: None  
2 ABSENT: Ellis  
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9 **ITEM V. ADJOURNMENT**  
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11 There being no further business to come before the Board, the meeting was adjourned at 6:50  
12 p.m.  
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15 John C. Pope, Chairman  
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**From:** [Butch](#)  
**To:** [Sabo, Hannah](#)  
**Subject:** [EXTERNAL] Objection to zoning appeals case #VA20-00015  
**Date:** Monday, January 11, 2021 9:01:26 AM

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Zoning Appeals Board,

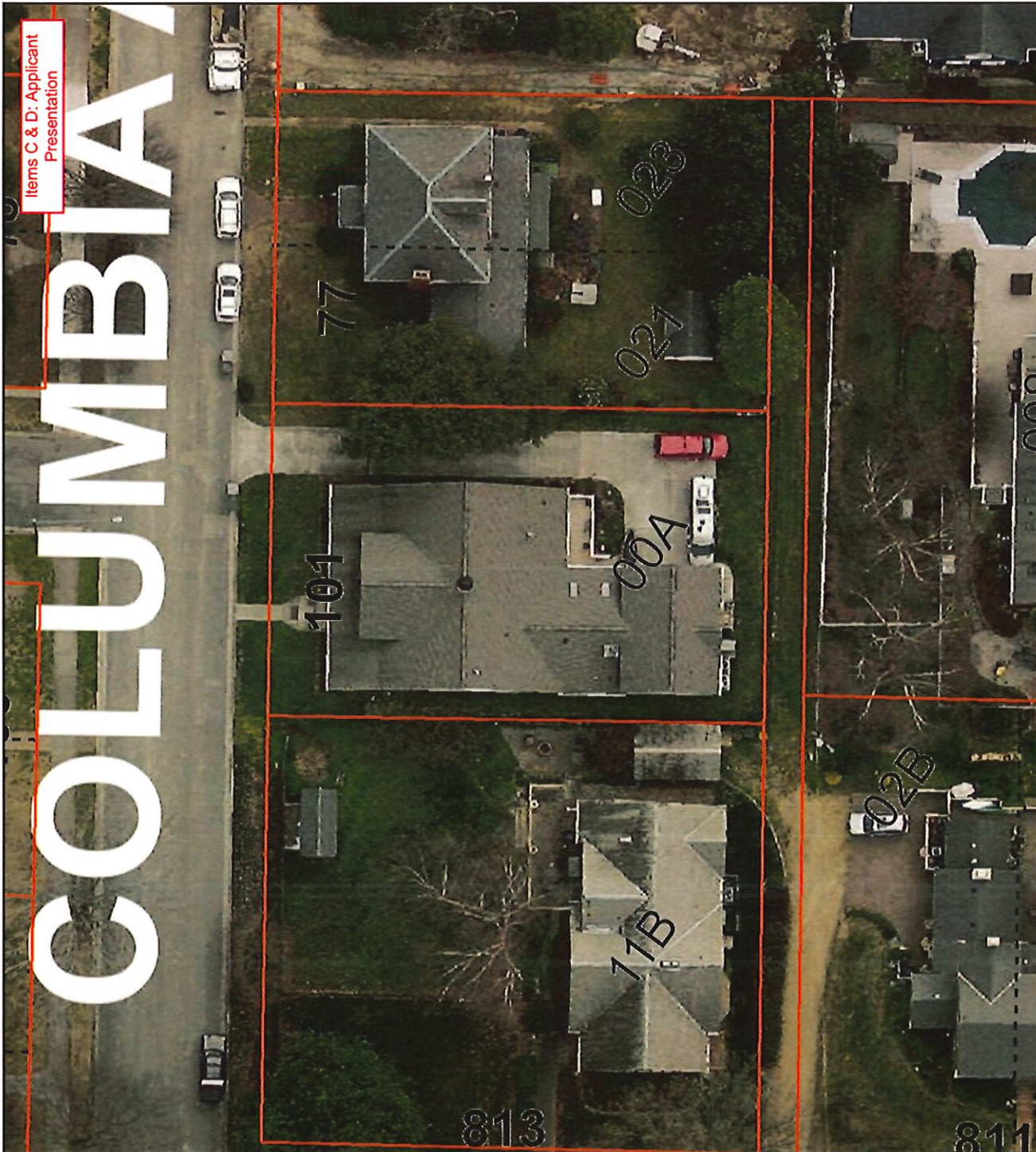
As a homeowner on Greenbriar Ave, I am reaching out to you to vehemently object the appeal of case #VA20-00015. This is not something we want in the neighborhood.

Thank You,

[signed]  
Harold H. Jordan Jr.  
420 Greenbriar Ave.  
Hampton, VA

**Legend**

- Parcels
- Lot Lines



Items C & D: Applicant  
Presentation

**Title: 101 Columbia Ave**

**Date: 1/11/2021**

*DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and Hampton is not responsible for its accuracy or how current it may be.*



**Legend**

- Parcels
- Lot Lines

Feet



Items C & D: Applicant  
Presentation

**Title: 169 Columbia Ave**

**Date: 1/11/2021**

*DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and Hampton is not responsible for its accuracy or how current it may be.*



**From:** [Mark St. John Erickson](#)  
**To:** [Sabo, Hannah](#)  
**Subject:** [EXTERNAL] Public Comment on Board of Zoning Appeals Cases VA20-00018 & VA20-00019  
**Date:** Monday, January 11, 2021 11:36:02 AM

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To the members of the Zoning Appeals Board,

During a 35-year career as a history writer at the Daily Press, I wrote dozens of stories about historic sites and historic neighborhoods in this region grappling with a variety of difficult questions raised by the forces of development and change.

I also am a long-time property owner and resident of the Victoria Boulevard Historic District, and over the past 30 years I have invested more than \$120,000 and countless hours of sweat in my own house, where I have tried to balance my interest in historic preservation with the very real needs of modern life, resulting in a nearly 100-year-old structure that continues to reflect its long history as well as the traditional architectural character of the surrounding neighborhood -- but which also now has all-new electrical, plumbing, heating and air conditioning systems as well as energy-efficient insulation and crawl-space encapsulation. I currently have preliminary architectural and structural engineering plans for a family room and second bathroom costing an estimated \$135,000.

In my own case, I have leaned toward preserving the traditional character of the house, especially on the exterior, where after many years of weekend work I am finally nearing the end of a long campaign to renew and repaint the old-growth cypress siding. I have been encouraged in this effort by such examples as my former next-door neighbor, who removed the aluminum siding on his house and renewed the original painted wood cladding, and my former cross-the-street neighbor, whose well-preserved if modest bungalow has become a showcase for what can be done in this neighborhood if one chooses to respect what it looked like in the past. In both cases these houses recently sold very quickly at the asking price because of their attractiveness to buyers wanting to move into a historic neighborhood. That said, I understand well the decisions of other neighbors who have chosen to go a different route with regard to such questions as installing new windows and contemporary vinyl siding. Preservation costs time and money, and its goals are not everyone's goals.

But even with this difference in outlook, I believe it is impossible to dispute the fact that the primary appeal of this neighborhood to its current residents as well as potential investors and homeowners is not modern building materials but rather the historic character of its houses and planning. In a part of the city that is otherwise beleaguered by blight and run-down housing that drives most potential investors and residents away, that is a unique and invaluable asset well worth protecting.

The question then, regarding the proposed accessory structure at 4508 Victoria Blvd, is how it measures up in a neighborhood whose future prosperity will very likely be determined by how well it balances the need to protect its historical character and assets with the demands of modern life.

Considering its scale alone, the proposed structure is clearly much, much larger than any other outbuilding of its kind in the neighborhood, and the only one I know of that comes even remotely close in size (about 16 by 48 feet) -- the former photography studio built by the Cheney family behind its 4411 Victoria Boulevard home about 1946, according to both former Hampton historian Michael J. Cobb and the 1984 National Register of Historic Places nomination form -- would likely not be permitted by today's zoning regulations.

As a relatively well-preserved example of a "street-car neighborhood," moreover, the district has no existing examples of a garage or other accessory structure with this kind of size, which even according to modern standards is being proposed on the scale of a commercial service

building and not that of a residential outbuilding.

One other outbuilding of similar size exists behind the house at 4501 Victoria Boulevard, where -- at about 16 by 40 feet in size -- it is clearly out of scale and out of character with the rest of the neighborhood. It serves as a both benchmark and a warning for the kind of impact an outbuilding can have on a neighborhood of this type if not carefully considered.

For these reasons, I strongly object to the requested variance as both a resident and an investor in this neighborhood, and I urge the members of the board to vote against it in order to protect a city asset that would not be well-served by such a gross departure from its existing structures as well as its historic status as a residential neighborhood. If built as proposed, the structure at 4508 Victoria Blvd. would measure about 35 percent larger than the largest existing outbuilding (4411 Victoria Blvd.), span most of the back of the lot and be visible from both Victoria Blvd. and Wriothesley Street. It clearly belongs in some other architectural landscape and not in Little England.

I am attaching photos of the Cheyne outbuilding at 4411 Victoria Blvd., the outbuilding at 4501 Victoria Blvd., and the proposed variance site at 4508 Victoria Blvd. in order to provide visual documentation of the sites described here.

Respectfully,

Mark St. John Erickson

75 Linden Ave.  
Hampton, VA 23669

757-751-7669 c.



**From:** [John Kochanowski](#)  
**To:** [Sabo, Hannah](#)  
**Subject:** [EXTERNAL] Variance for 4508 Victoria Blvd - Comment/Response  
**Date:** Monday, January 11, 2021 3:20:11 PM

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Items C & D:  
Neighbor Letter 2

Hi Hannah... I am writing in response to the request for a variance to build such a large structure on the backside of 4508 Victoria Blvd. I'm running out of time while I try and hurry to get this to you. I hope my comments are not taken out of context!

While my wife and I are very excited about having the new owners come to our neighborhood, we cannot support the request to build a structure so large that it requires a modification to the ordinance already in place.

We have three major concerns:

**1. The increased footprint and height**

It sounds as though this not only significantly impacts the current size ordinance which we rely upon to keep appropriately sized structures in check, we have a major concern for a potential impact to the line of sight from certain perspectives. The size of this structure is likely just as big as some of the smaller homes in our area... if not larger! The height alone will certainly negatively impact the viewscape from certain perspectives.

**2. Look and feel**

While I believe the city does not enforce the historic nature of our neighborhood, we prefer that the city maintain the current pattern of development within current zoning restrictions. Such a large garage doesn't seem (to us) to "fit" with our neighborhood. We will accept that our personal views may not align with others on this point.

**3. Use of Structure**

We have a major concern regarding the use of such a large structure in the neighborhood. While the current owners seeking to build this garage may be well-intentioned, the future use of such a large building is at the forefront of our minds. We have witnessed (and suffered greatly) from garages and homes around us being turned into rental properties. We witnessed drugs sales and even suspected prostitution being conducted in one of these nearby structures for years. In no way am I suggesting this behavior will ever occur as a result of building this particular structure. However, I am suggesting that more development of these larger structures will eventually lend opportunities for these events to slowly increase over time... and should at least be highlighted as a concern before making a final decision.

After having the first-hand experience of watching the negative impacts of our homes and garages turn into additional income opportunities, I can't stand idly by and not express my desire to keep development within the ordinances established.

I suspect a structure can still be built within the current ordinances but it certainly is not my place to try and interfere with development within the guidelines in place.



For those that would argue these topics to be outrageous, I would point to two examples that have occurred since I have lived here.

First, the downtown development of apartments. We were told more than once that we would see the development of commercial business space on the first level of those apartments. Long story short, we were told AFTER they were built that there would be no commercial.

Second, the pump station on Bridge Street. We were given a representative drawing of the new pump station showing a single-story, residential look and feel that fit in beautifully with our neighborhood. Instead, we ended up with a modern-looking, almost three-story hardened structure that not only impacted the line of sight for a few neighbors, but it also was not even close to what was suggested.

With all due respect to our new neighbors, my request is to maintain the current zoning without modification.

John Kochanowski  
145 Linden Avenue  
757.303.1189











